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# Northall, Walgrave, NN69QD

£359,995 End of Terrace

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Located in the desirable village of Walgrave and built in the early 1900's is this immaculately presented and extended Victorian end terrace home.

## Features & Utilities

- ✓ Village Location
- ✓ Beautifully Presented
- ✓ En-Suite
- ✓ Office
- ✓ Three Double Bedrooms
- ✓ Downstairs WC
- ✓ Useable Loft
- ✓ Character Property



# Property Overview

Located in the desirable village of Walgrave and built in the early 1900's is this immaculately presented and extended Victorian end terrace home. The property has been tastefully renovated and extended. The accommodation comprises entrance hall, living room which opens to the dining room. Re-fitted kitchen with range cooker and integrated appliances, a home office, downstairs cloakroom and additional family room which can be used as a second home office.

To the first floor there are three spacious double bedrooms and the re-fitted family bathroom with feature roll top bath. The principle bedroom benefits from a dressing area and en-suite shower room, and the converted loft space provides a lot of storage space with easy access via a purpose built staircase.

Outside, the property features a mature front garden and a courtyard rear garden, and further benefits include fully owned solar panels.

Viewing of this spacious village home is highly advised to fully appreciate.

EPC Rating: TBC. Council Tax Band: C

## GROUND FLOOR

### HALLWAY

### LOUNGE/DINING ROOM

### FAMILY ROOM

### KITCHEN

### OFFICE

**WC**

**FIRST FLOOR**

**BEDROOM**

**BEDROOM**

**BEDROOM**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – On Street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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